



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES  
LANSING



REBECCA A. HUMPHRIES  
DIRECTOR

January 12, 2009

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land and Easement Exchange, and Boundary Modification  
Cadillac Management Unit – Missaukee County  
Land Transaction Case #20070327

Applicant: Hounds & Hollerin Country Club L.L.C., Uniopolis, Ohio

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Private Land Offered Missaukee County, Pioneer Township, Section 19, T24N, R07W:  
In Exchange: The East 175 feet of the NE  $\frac{1}{4}$ . 10.0 acres more or less. Reserving  
unto the grantor a restricted access easement over and across the south 30  
feet of said property.

Development Rights Missaukee County, Pioneer Township, Section 19, T24N, R07W:  
Restriction Offered The Northerly 450 feet of the NE  $\frac{1}{4}$ ; AND the Westerly 450 feet of the  
In Exchange: Easterly 625 feet of the NE  $\frac{1}{4}$ . 34.45 acres more or less.

Exchange Value: The offered private land is 16 times larger than the desired easement area,  
and the offered development rights restriction area is 55 times larger than the  
desired easement.

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Easement Desired Missaukee County, Pioneer Township, Section 20, T24N, R07W:  
In Exchange: A restricted access easement over and across the south 30 feet of the S  $\frac{1}{2}$  of  
the NW  $\frac{1}{4}$  of Section 20. 0.62-acre more or less.

Exchange Value: The desired easement is 1/16 the size of the offered fee interest parcel and  
1/55 the size of the offered development rights restriction area.

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Authority: Part 21 of Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources' (Department)  
January 26, 2009 Calendar, and is eligible for approval on February 2, 2009.

NATURAL RESOURCES COMMISSION  
Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • John Madigan • J. R. Richardson • Frank Wheatlake  
STEVENS T. MASON BUILDING • P.O. BOX 30028 • LANSING, MICHIGAN 48909-7528  
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January 12, 2009

Comments: This transaction benefits both the Department and the applicant by increasing the Department's land base and limiting the development of the adjacent private property so that potential future hunting set-back safety zones will not negatively impact State-owned land.

The desired easement is located on the edge of a State Forest boundary in northwestern Missaukee County, six miles north of Lake City. The easement will provide the applicant with improved access by connecting their land directly to M-66.

The offered ten acres of privately-owned land is located adjacent to, and outside of a State Forest boundary. This wooded upland property will enhance the existing State Forest land base.

The offered development rights restriction will prevent the applicant from constructing or placing any structure within 450 feet of State-owned land. This will benefit the Department by preventing the creation of hunting safety zones on State land which result from construction of dwellings on adjacent land.

The State land which will be encumbered by the desired easement was acquired by tax reversion in 1939.

The proposed exchange was reviewed and recommended for approval by the Land Exchange Review Committee on February 28, 2008. The Department will acquire any mineral rights owned by the applicant relative to the offered land.

In this transaction, the requirements for a land exchange are satisfied based on the equal acreage provision in statute. The State is conveying a limited access easement over an area that is 1/16 the size of the offered fee interest parcel and 1/55 the size of the offered development rights restriction area. For this reason, the expense of contracting for an appraisal of this exchange was not deemed to provide a benefit to the State and was therefore not undertaken.

January 12, 2009

- Recommendations: (1) That the exchange be approved, under authority of Part 21, Act 451 of 1994, as amended.
- (2) That the desired easement be restricted to serving one single family dwelling.



David E. Freed, Chief  
Land and Facilities



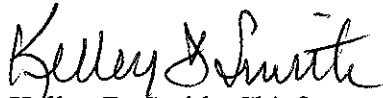
Russ Mason, Chief  
Wildlife



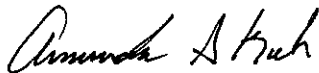
Lynne M. Boyd, Chief  
Forest, Mineral and Fire Management



Ronald A. Olson, Chief  
Parks and Recreation



Kelley D. Smith, Chief  
Fisheries



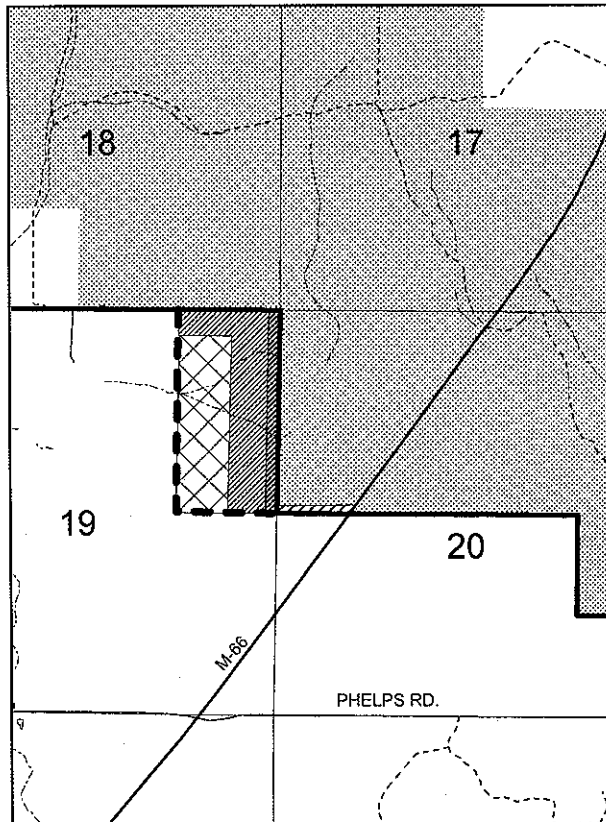
Arminda S. Koch  
Resource Management Deputy

I approve the staff recommendations.

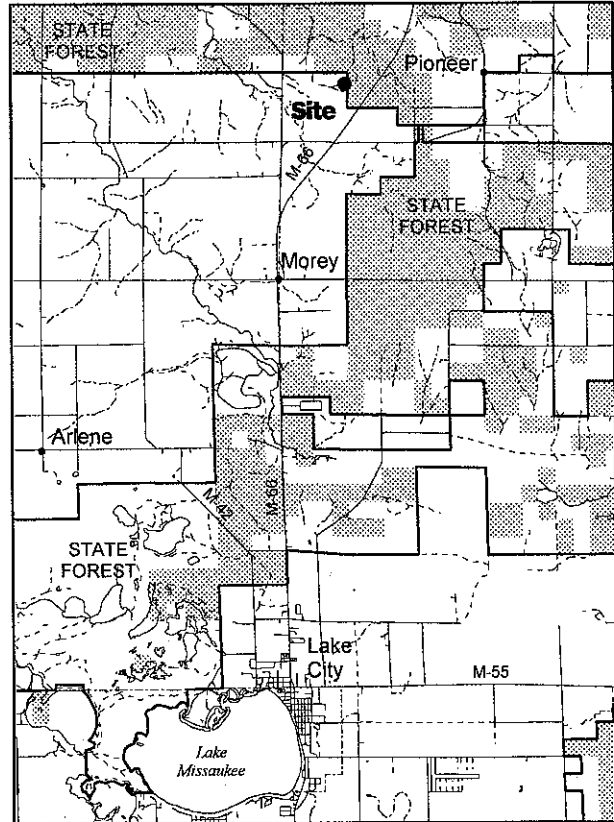
Rebecca A. Humphries  
Director

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Date Approved







# STATE FOREST LAND AND EASEMENT EXCHANGE AND BOUNDARY MODIFICATION Cadillac Management Unit - Missaukee County Land Transaction Case #20070327

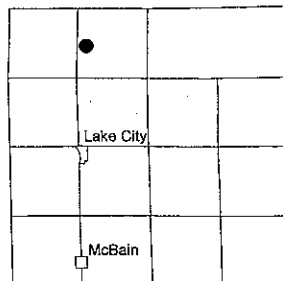


Sections 19 and 20, T24N, R07W  
Pioneer Township



Regional Location

- State forest boundary
- - - Proposed boundary modification
-  Desired easement from state (30 ft. by 900 ft.)
-  Private land offered to DNR in exchange (10.0 acres)
-  Private development rights restriction offered to DNR in exchange (34.45 acres)
-  Applicant's other land
-  State land
-  Private land



MISSAUKEE COUNTY



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Commission\_Memos\  
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